



**GRASSROOTS**  
REALTY GROUP

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**7828 Calla Donna Place SW**  
**Calgary, Alberta**

**MLS # A2274780**



**\$2,399,900**

<b>Division:</b>	Chinook Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,192 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Driveway, Oversized, Single Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
<b>Inclusions:</b>	n/a		

An extraordinary opportunity in the highly sought-after Chinook Park community—this modern, custom-designed 2-storey estate home sits peacefully in a quiet cul-de-sac and offers over 4,000 sq.ft. of impeccably curated living space. From the moment you arrive, you’re greeted by a grand architectural presence featuring stone pillars, soaring ceilings, and a floor plan crafted entirely off-catalog for a truly one-of-a-kind luxury experience. This stunning residence features 5 bedrooms and 4.5 bathrooms, thoughtfully distributed across all three levels. The home offers a fully finished single attached front garage complete with a dog wash station, in addition to a rear oversized double detached garage with upgraded 9 ft. overhead doors—perfect for car enthusiasts or extra storage. Step inside to a dramatic open-to-below foyer showcasing engineered herringbone hardwood flooring that carries throughout the entire main level and full upper level. The heart of the home is its unmatched open-concept layout, highlighted by a sophisticated main floor office, two separate mudrooms, and a full chef’s butler/spice kitchen complementing the main kitchen. Designed for the culinary enthusiast, the kitchen features a premium JennAir appliance package and exquisite Taj Mahal stone countertops throughout. Enjoy seamless indoor—outdoor living with a rear slider directly off the living room, opening onto your fully fenced private backyard oasis—complete with an oversized patio ideal for dining, entertaining, or quiet evenings at home. Upstairs, the thoughtfully designed floor plan offers 4 bedrooms, a spacious bonus room, a convenient laundry room with dual washer/dryer sets, and a Jack & Jill ensuite connecting two of the secondary bedrooms. The primary suite is a true retreat, featuring his and hers walk-in closets, dual sinks, a

luxurious soaker tub, in-floor heating, and a fully custom steam shower. The fully finished lower level extends your lifestyle possibilities with a warm and inviting recreation room with a wet bar, a dedicated home gym, a movie theatre, plus an additional bedroom and bathroom—complete with its own custom stand-up steam shower. A rare offering of design, craftsmanship, and location—this Chinook Park masterpiece is a home that truly stands apart.